

# Old Hatch Manor

Ruislip • Middlesex • HA4 8QG

Guide Price: £800,000



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# Old Hatch Manor

Ruislip • Middlesex • HA4 8QG

A unique opportunity with this two bedroom detached residence offering a wealth of character and potential to make this a wonderful family home, in close proximity to Ruislip Manor Station. The property also offers scope to extend the property (subject to the usual planning consents) making this exceptional property even more appealing.

DETACHED

TWO LARGE BEDROOMS

FITTED KITCHEN

LIVING ROOM

DINING ROOM

OFF STREET PARKING TO THE REAR

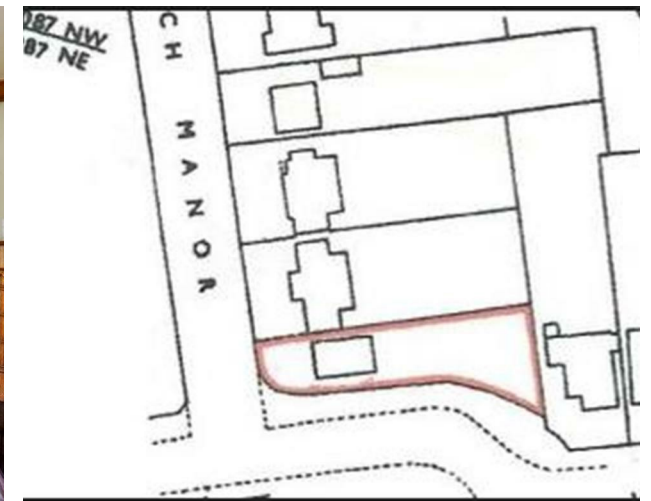
FURTHER DEVELOPMENT POTENTIAL

POTENTIAL TO EXTEND STPP

SPACIOUS CORNER PLOT

1012 SQ.FT

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







### **Location**

Old Hatch Manor is a sought after road, located between Ruislip Manor and Ruislip High Streets with their selection of shops, cafés, restaurants and transport facilities. Ruislip/Ruislip Manor tube stations (Metropolitan / Piccadilly line) with links to the city and west end or Ruislip Gardens/West Ruislip (Central/BR) are all a short walk away. For the motorist the A40/M25 providing access into London and the Home Counties is nearby. It is in the catchment area for a number of highly regarded schools including Bishop Ramsey and Warrender.

### **Description**

A unique opportunity with this two double bedroom detached residence in a generous corner plot, offering a wealth of character and potential to make this a wonderful family home. The ground floor comprises an entrance hall, living room, dining room and kitchen. The living room is to the front of the home and benefits from a feature fireplace and carpet flooring whilst the dining room is to the rear of the property and overlooks the garden with patio doors providing access outside. The kitchen is well equipped to offer a good range of storage and worktop space with a selection of modern appliances. The first floor benefits from two large double bedrooms and a bathroom. The property also offers scope to extend the property (subject to the usual planning consents) making this exceptional property even more appealing.

### **Outside**

To the front of the home is a well maintained lawned garden with a paved pathway leading to the side of the home where there is gated side access to the rear garden. The garden offers an extensive outdoor area to laid to lawn with a pathway surrounding. To the end of the garden is space for off street parking and three useful sheds, there is also scope for further development subject to planning permission.



### Schools:

Warrender Primary School 0.1 miles  
Bishop Ramsey Church of England School 0.3 miles  
Lady Bankes Infant School 0.5 miles



### Train:

Ruislip Manor 0.3 miles  
Ruislip 0.5 miles  
Eastcote 0.7 miles



### Car:

M4, A40, M25, M40

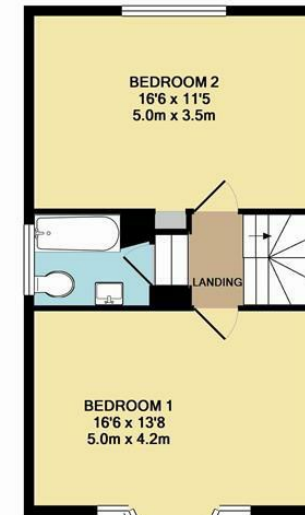


### Council Tax Band:

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1012 SQ.FT. (94.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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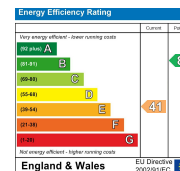


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